

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D Department - The Andhra Pradesh Revised Common Building Rules in the State - Certain Amendments – Notification Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 179

**Dated:19.05.2011
Read the following:**

1. G.OMs.No.86 M.A & U.D (M) Department, dt: 03-03-2006.
2. G.OMs.No.678 M.A & U.D (M) Department, dt:07.09.2007.
3. G.OMs.No.302 M.A & U.D (M) Department, dt: 15.04.2008.
4. G.OMs.No.569 M.A & U.D (M) Department, dt: 23.08.2008.
5. From the Commissioner, G HMC Lr. No. 4/TP/ACCP/HO/2010,
Dt: 06.03.2010
6. From DTCP, Hyderabad Lr.No.5825/09/P dt: 15.09.2010.
7. G.OMs.No.450 M.A & U.D (M) Department, dt: 13.10.2010.

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ORDER:

In the GOs 1st to 4th read above, Government have issued Revised Common Building Rules for all Municipalities/ Municipal Corporations and Urban Development Authorities in the State, wherein the owner is required to handover 10% of the total built-up area in the ground floor or first floor or the second floor, as the case may be, to the sanctioning authority by way of a Notarized Affidavit and the Notarized Affidavit shall be got entered by the sanctioning authority in the Prohibitory Property Watch Register of the Registration Department. Individual residential buildings proposed in plots up to 300 sq. meters of plot area and height up to 6.0 meters in Urban Development Authorities and Corporations and individual residential buildings proposed in plots up to 500 sq. meters of plot area in Municipalities are exempted from the above clause.

2. Government, with a view to minimize the violations in buildings have further issued orders for insisting of handing over of 10% builtup area by Notarized Affidavit for the buildings proposed on plot area of 100 sq. mts and above in all Nagar Panchayats, Municipalities, Municipal Corporations, Urban Development Authorities including Hyderabad Metropolitan Development Authority, Hyderabad in the State vide G.O.Ms.No.450, dt: 13.10.2010.

3. Certain representations are received from public to follow the old system for approval of residential buildings with regard to handing over of 10% builtup area by Notarized Affidavit. The Standing Committee of Greater Hyderabad Municipal Corporation, Hyderabad unanimously resolved to request the Government to withdraw the orders issued vide G.O.Ms.No.450 MA dt: 13.10.2010.

4. In view of the above Government have convened a meeting on 31.03.2011 with Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and Director of Town & Country Planning, A.P. Hyderabad on this issue. After detailed discussions and keeping in view the practical difficulties experienced in implementing the said provision and also in order to avoid hardship to the individual residential building, owners, it was

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suggested that in case of Municipalities, individual residential buildings in plots upto 300 Sq.mtrs with height upto 6 mtrs and in respect of Corporations and Urban Development Authorities, the individual residential buildings in plots upto 200 Sq.mtrs with height upto 6 mtrs may be exempted from the mortgage clause.

5. Government after careful examination of the matter and after consideration of the reports submitted by the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and Director of Town & Country Planning, A.P. Hyderabad and also the suggestions received during the meeting held on 31.03.2011 and also keeping in view the resolution made by the Standing Committee of Greater Hyderabad Municipal Corporation, Hyderabad and also the representations received from public and various organizations in the matter, decided to modify orders issued vide G.O 7th read above by exempting individual residential buildings with a single kitchen in plots upto 300 sq. mts with height upto 6 mts in case of Municipalities and the individual residential buildings with a single kitchen in plots upto 200 sq. mts with height upto 6 mtrs in case of Municipal corporations and Urban Development Authorities from handing over of 10% of built-up area by way of Notarized Affidavit and decided to amend the Revised Common Building Rules applicable in the state.

Accordingly the following notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:21.05.2011.

NOTIFICATION-I

In exercise of the powers conferred under section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955 and sub-section (2) of sections 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Hyderabad Revised Building Rules, 2006 issued in G.O.Ms.No.86, MA & UD Department, dated: 03.03.2006 and published in Rules Supplement to Part-I Extraordinary of the A.P Gazette, dated: 04.03.2006 and G.O.Ms.No.450, MA dt: 13.10.2010 as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression “100 sq. mts” the expression “200 sq. mts” shall be substituted.

NOTIFICATION-II

In exercise of the powers conferred under section 585 of the Hyderabad Municipal Corporation Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of Vijayawada Municipal Corporation Act, 1981; Section 326 of the Andhra Pradesh Municipalities Act 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Revised Building Rules, 2007 issued in G.O.Ms.No.678 MA & UD Department, dated: 07.09.2007 and published

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in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 07.09.2007 and G.O.Ms.No.450, MA dt: 13.10.2010 as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression “100 sq. mts” the expression “200 sq. mts” shall be substituted.

NOTIFICATION-III

In exercise of the powers conferred under section 585 of the Hyderabad Municipal Corporations Act, 1955; section 18 of the Andhra Pradesh Municipal Corporations Act 1994; and section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Revised Building Rules, 2008, issued in G.O.Ms.No.302, MA & UD Department, dated: 15.04.2008 and published in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 15.04.2008 and G.O.Ms.No.450, MA dt: 13.10.2010 as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression “100 sq. mts” the expression “200 sq. mts” shall be substituted.

NOTIFICATION-IV

In exercise of the powers conferred under section 326 of the Andhra Pradesh Municipalities Act, 1965 and sub section (1) of section 44 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Municipalities Development Control Rules, 2008 issued in G.O.Ms.No.569, MA & UD Department, dated: 23.08.2008 and published in Rules supplement to part-I Extraordinary of the A.P Gazette dated: 23.08.2008 and G.O.Ms.No.450, MA dt: 13.10.2010 as subsequently amended.

AMENDMENT

In clause (e) of rule 21 of the said rules, for the expression “100 sq. mts” the expression “300 sq. mts” shall be substituted.

6. All the Commissioners of Municipal Corporations / Municipalities and Vice-Chairmen's of Urban Development Authorities are requested to take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner and Director, Printing, Stationery and Stores Purchase
A.P. Hyderabad (in duplicate, with a request to publish the in the
Extraordinary Gazette of A.P. dated: 21.05.2011 and furnish 1000 copies
to Government)

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The Commissioner, Greater Hyderabad Municipal Corporation,
Hyderabad.

The Director of Town and Country Planning,
A.P. Hyderabad.

The Commissioner and Director of Municipal Administration,
A.P. Hyderabad.

The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the
State, through Commissioner & Director of Municipal Administration,
Hyderabad.

The Vice-Chairmen's of all Urban Development Authorities in the State
All the Committee Members.

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services, A.P Hyderabad.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.
A.P Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

Copy to:

The PS to Secy to CM

The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, MA & UD Department

The P.S to Secretary to Government, MA & UD Department
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER